INCLUDED FEATURES
SHACKELFORD WELL ROAD

Stafford, VA

Interior Inclusions
- Nine Foot Ceilings on Main Level, per plan
- Eight Foot Ceilings on Main Level, per plan
- Nine Foot Ceilings on All Levels, per plan
- Luxury Vinyl Plank (LVP) Flooring in Foyer and Kitchen
- Two-tone Sherwin Williams Interior Paint Package
- Wall to Wall Carpet in Choice of Color with 7/16" 6 Pound Padding
- Designer Lighting in Dining Areas, per plan
- Rough-in for Ceiling Fan with Light in Family Room & Owner's Bedroom
- Ceiling Lights in Secondary Bedrooms
- 200 amp Electrical Service, per plan
- 400 amp Electrical Service, per plan
- 2 CAT6 Phone/Network and 2 RG6Q Cable Pre-Wires
- 1 CAT6 Wireless Access Point Pre-Wire
- Structured Wiring Panel for TV/Phone
- Alarm System
- Interconnected Smoke Alarm on Each Floor and Bedroom, per code
- LVP or 13" x 13" Ceramic Tile in the Laundry Room, per plan
- Full Unfinished Basement with 3 Piece Rough-in for Full Bath, conditioned crawl space, per plan
- Two Panel Interior Doors
- Sliding Glass Doors with Interior Grilles, per plan
- Ventilated Closet Shelving
- Nailed, Glued, & Screwed ¾" Tongue & Groove Subfloor

Kitchen
- 42" Wood Cabinets with choice of Stain Color, per plan
- 30" Wood Cabinets with Choice of Stain Color, per plan
- Granite Countertops with Stainless Under-mount Sink
- Moen Pull-out Faucet
- Moen Garbage Disposal

Stainless Steel Samsung Appliances
- 27.4 cubic foot Side-by-Side Refrigerator
- 30" Range with Ceramic Glass Electric Cooktop
- 30" Over-the-Range Microwave
- Dishwasher

Bathrooms
- 13" x 13" Ceramic Tile Flooring in all Bathrooms
- 13" x 13" Ceramic Tile Shower Surround in all Full Baths
- Elevated Height Vanities in Master Bath
- Moen Faucets and Fixtures
- Kohler/Sterling Elongated Toilets
- Exhaust Fans in all Baths

Exterior Elements
- Individual Well and Septic System Allocation
- Low Maintenance 4" Straight Lap Vinyl Siding
- 30-Year Architectural Shingles
- Low Maintenance Aluminum Wrap Trim
- Insulated Fiberglass Front Entry Door w/ Dead Bolt
- Designer Lighting at Garage & Front Entry
- Concrete Lead Walk and Stoop
- Professionally Designed Landscape Package
- Partially Sodded Lawns: Front, Sides, and Read of House
- Two-Car Front Entry Garage
- Asphalt Driveway up to 100' Long and 12' Wide
- Garage Interior Drywall and Tape
- Pre-Wired for Garage Door Opener
- Reinforced Poured Concrete Foundation Walls
- OSB wall sheathing with Vapor Barrier
- Front and Rear Hose Bibs & Electrical Outlets

E-Home Features
- 16 SEER2 (Seasonal Energy Efficiency Rating) heat pump & air conditioning systems
- Programmable thermostats
- 50 Gallon Electric Water Heater, per plan
- Two 50 Gallon Electric Water Heaters, per plan
- Two zone HVAC in two story homes with either electronic dampers or two dedicated systems, per plan
- R-49 Blown Cellulose Attic Insulation
- R-15 or R-19 Exterior wall insulation per plan
- R-11 Unfinished Lower Level Insulation
- R-13 Wall Insulation in Finished Lower Level Areas
- Comprehensive Air Sealing at windows, doors, joints, and sill plates
- Thermal break perimeter insulation at foundation (walk-out condition only)
- Vinyl Windows with Argon Gas Filled Low-E glass

The Atlantic Builders Commitment
- Preferred Lender Loan Packages
- Frequent Progress Reports
- Pre-Construction Meeting
- Pre-Drywall Meeting
- Internal Quality Assurance Inspection
- Pre-Settlement Demonstration
- 60-Day Warranty Check-up
- 10-month Warranty Check-up
- 1-Year Builder / 2-Year Systems / 10-Year Structural Warranty

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**In the interest of continuous improvement, Atlantic Builders reserves the right to modify or change specifications and design features without prior notice. 2026A*

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